063.A	0003	0004.4	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	624,800	/	624,800
USE VALUE:	624,800	/	624,800
ASSESSED:	624,800	/	624,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BROOKDALE RD, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	WILLIAMS ROBERT L
Owner 2:	NEWMAN JESSICA B
Owner 3:	
Street 1:	4 BROOKDALE RD UNIT 4
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STARKS MARY -
Owner 2:	HOPEMAN ALBERT ARENDT IV -
Street 1:	4 BROOKDALE RD UNIT 4
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1931, having primarily Aluminum Exterior and 1308 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	621,700	3,100		624,800
Total Card	0.000	621,700	3,100		624,800
Total Parcel	0.000	621,700	3,100		624,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.68 /Parcel: 477.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 281269
GIS Ref:
GIS Ref:
Insp Date: 07/24/18

PREVIOUS ASSESSMENT

Parcel ID: 063.A-0003-0004.4

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	621,700	3100	.		624,800		Year end	12/23/2021
2021	102	FV	603,200	3100	.		606,300		Year End Roll	12/10/2020
2020	102	FV	593,900	3100	.		597,000	597,000	Year End Roll	12/18/2019
2019	102	FV	470,500	3100	.		473,600	473,600	Year End Roll	1/3/2019
2018	102	FV	395,300	3100	.		398,400	398,400	Year End Roll	12/20/2017
2017	102	FV	359,700	3100	.		362,800	362,800	Year End Roll	1/3/2017
2016	102	FV	359,700	3100	.		362,800	362,800	Year End	1/4/2016
2015	102	FV	331,800	3100	.		334,900	334,900	Year End Roll	12/11/2014

!15442!

PRINT

Date	Time
12/30/21	20:45:58

LAST REV

Date	Time
10/24/19	12:08:27

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARKS MARY,	69685-496		7/28/2017		545,000	No	No		
DEVECCHI JAMES	56561-86		3/4/2011		334,000	No	No		
DEVECCHI JAMES	47476-597		5/19/2006		99	No	No		

USER DEFINED

Prior Id # 1:	40770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/1911	1588	New Wind	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Measured	DGM	D Mann
3/23/2018	SQ Returned	MM	Mary M
4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7802													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	51.500000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99782026
Adj $ / SQ:	410.852
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651635
Depreciation:	29975
Depreciated Total:	621659

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	451.94
Special Features:	0	Val/Su Net:	475.31
Final Total:	621700	Val/Su SzAd	475.31

SKETCH

UnSketched SubAreas:
GLA: 1308,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,308	410.850	537,395

Net Sketched Area:	1,308	Total:	537,395

Size Ad	1308	Gross Area	1308	FinArea	1308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.A-0003-0004.4

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1931	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100